

WICHITA HISTORIC PRESERVATION BOARD MINUTES
12 MAY 2003
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, May 12th, 2003 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair)
 Jim Guy (Vice Chair)
 Kim Edgington,
 George Platt
 Stan Shelden – in at 3:06
 Paul Cavanaugh
 Randal Steiner

Members Absent : none

Staff Present : Donna Goltry, Principle Planner, MAPD
 Doug Mosier, Attorney for the City of Wichita
 Jeanne L. de Grasse, Planning Analyst
 Mike Gable, OCI
 Jim Dougherty, City Archaeologist

Staff Absent : Kathy Morgan, Historic Preservation Planner

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Cavanaugh, seconded by Guy, to add Lincoln Elementary School and Mr. Greg Kite to the agenda under Item 7. Motion carried unanimously (6-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 14 APRIL 2003 BOARD MEETING

Motion #2: Motion was made by Guy, seconded by Cavanaugh, to approve the minutes from the 14 April 2003 meeting. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

1. **MAJOR:** (HPC2003-00028) Environs, East Douglas Historic District
 APPLICANT: Linda Earnst
 FOR: 504 E Douglas

Applicant proposes to install a projecting sign.
This application was withdrawn.

2. **MAJOR:** (HPC2003-00055) Environs, Fairmount Cottage
 APPLICANT: Leo Stahl
 FOR: 1643 N Fairmount

Applicant proposes to replace existing windows with vinyl windows similar to American Craftsman series 2900, and/or cover over some existing window openings with siding. Remove existing siding and brick veneer and replace all with 12" lap Hardi-

plank siding.

Motion #3: Motion was made by Shelden, seconded by Guy, to re-approach the owner about the Design Review Committee meeting on site and to notify the owner that unless the Committee can meet on site to review the proposed changes, they will deny the application at the June 9th meeting. Motion carried unanimously (7-0).

3. **MAJOR:** (HPC2003-00070) Environs, Hypatia House
 APPLICANT: Jackie Sanders
 FOR: 1136 N. Market

Applicant proposes to rebuild porch in a galleried configuration.

Motion #4: Motion was made by Lawing, seconded by Guy, to have the Design Review Committee meet with Ms. Sanders on site at the earliest possible date to assist her with the porch design. Motion carried unanimously (7-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2003-00037) Environs, McCormick School
 APPLICANT: Wilson Darnell Mann – Wes Darnell
 FOR: 1008 S Martinson

Applicant proposes to tear off roof down to deck, replace rafters as needed, re-shingle with 3-tab asphalt shingles, tan in color.

2. **MINOR:** (HPC2003-00040) Environs, Burton Stockcar Building #9
 APPLICANT: Meyer's Bakeries
 FOR: 3500 N Santa Fe

Applicant proposes to pour a 16' x 16' concrete pad and build a 42' tall x 12' diameter concrete flour silo.

3. **MINOR:** (HPC2003-00041) Environs, Sternberg House
 APPLICANT: Ella Elaine Gilbert
 FOR: 1125 N. Waco

Applicant proposes to replace damaged roof shingles.

4. **MINOR:** (HPC2003-00049) Environs, Senator Long House
 APPLICANT: Enterprise Construction
 FOR: 330 N. Vassar

Applicant proposes to tear off roof to rafters, re-sheet and re-roof with Heritage 3 composition shingles.

5. **MINOR:** (HPC2003-00056) Environs, Wheeler Kelley Hagney Bld
 APPLICANT: George Lay Sign Co
 FOR: 221 S Topeka

Applicant proposes to furnish and install 4' x 10' aluminum pan sign with building name and address, installed with "L" clips on north face of brick wall.

6. **MINOR:** (HPC2003-00057) Bitting Historic District
 APPLICANT: Wichita Roofing & Remodeling
 FOR: 1139 N Bitting

Applicant proposes to re-roof the detached garage by tearing off to the deck, then re-shingling with white 3-tab composition shingles.

7. **MINOR:** (HPC2003-00059) East Douglas Historic District
 APPLICANT: Grove Sign Company
 FOR: 515 E. Douglas

Applicant proposes to install a new 4' x 3' oval painted wood projecting sign on a scrolled iron arm bracket.

8. **MINOR:** (HPC2003-00061) East Douglas Historic District
 APPLICANT: Bob Weninger Construction
 FOR: 216 S Commerce

Applicant proposes to apply new 2-ply roof covering over existing built-up roof.

Motion #5: Motion was made by Guy, seconded by Steiner, to receive and file Certificates of Appropriateness, HPC2003-62, 63, 64, 65, 66, 68, 69, 73, 74, 75, 78, 79, 81, and 82. Motion carried unanimously (7-0).

9. **MAJOR:** (HPC2003-00080) Environs, the Steinbuchel House
 APPLICANT: Jeff Karst
 FOR: 1934 N Fairview

Applicant proposes to demolish existing 16' x 20' garage and replace with a 24' x 24' garage.

Motion #6: Motion was made by Edgington, seconded by Shelden, that the proposed project as presented does not encroach, damage or destroy the environs of the Steinbuchel House. Motion carried unanimously (7-0).

9. **MAJOR:** (HPC2003-00096) Environs, Fire Station #6
 APPLICANT: USD 259
 FOR: Lincoln Elementary School at 1210 S Topeka

Applicant proposes to build an addition to the school building utilizing the parking area southeast of the building and open area to the south.

Motion #7: Motion was made by Guy, seconded by Shelden, to postpone a decision on the project as it not an advertised addition. Motion carried unanimously (7-0).

Mr. Greg Kite made a presentation to the Board regarding the disposition of the Fidelity Title Building at 221 N Market. He provided the Board with a history of the building, alternative estimates of condition and cost to repair, and alternative parking solutions. He disputed the information provided to the Board by the Wichita Bar Association at the January 13th meeting, when the permission to demolish was granted. Mr. Kite requested that the Board consider re-visiting the case.

Motion #8: Motion was made by Platt, seconded by Cavanaugh, to request a special meeting with proper notices and invitations to all parties involved with the demolition of the Fidelity Title Building in an attempt to re-visit the issue and discuss alternatives. Motion carried 6 to 1, with Edgington casting the opposing vote.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. John D'Angelo – presented images of design concepts for signage and building details on new City Arts bldg.
2. Policy on staff review of applications – deferred until June 9th meeting.

ITEM NO. 9 ADJOURNMENT

Motion #9: Motion was made by Lawing, seconded by Shelden, to adjourn the meeting. Motion carried unanimously (7-0).

Meeting was adjourned at 4:50pm.